



10 Burfield Road
Halesowen,
West Midlands B63 2XA

Guide Price £185,000

...doing things differently



"DETACHED HOME HAS GREAT POTENTIAL..." Although in need of some updating to the kitchen and bathroom, this detached family home offers great potential to the right buyer. Located at this popular address, the property is positioned a stone's throw from Colley Lane Primary School and a range of local shops and amenities, with bus routes nearby. Set behind driveway parking and lawned foregarden, the property comprises porch, entrance hall, good sized lounge and breakfast kitchen to the ground floor, and three bedrooms and house bathroom to the first. Outside, there is a pleasant rear garden and integral garage. Being sold with NO UPWARD CHAIN, we anticipate a high level of interest in this property and would advise early viewings to avoid disappointment. PS 2/10/19 V2 EPC=E



Lex Allan Grove loves...
the convenient location







Location

Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway giving access to the greater motorway network all around the West Midlands. The History of Halesowen stems back as far as the Anglo Saxons and it was listed in the Domesday Book as being larger than Birmingham. It forms part of the southern edge of the Black Country and during the industrial revolution it became synonymous with nail and screw making, an industry that still survives to a lesser extent today. Despite its proximity to the Black Country it still retains areas of beauty and Grade I listed Leasowes Park is thought to be one of the first natural landscape gardens in England. In certain areas the town is predominated by a vast array of Victorian houses but further development during the 1960's and 70's saw the building of several large housing estates. It has a number of highly sought after primary and secondary schools. Whilst Halesowen no longer has a train station of its own the Worcester to Birmingham line passes along the northern edge of its boundary and the stations of Cradley Heath, Old Hill and Rowley Regis are all within a few miles of the town centre. Halesowen bus station is a busy interchange and regular service runs to Birmingham City Centre.

Approach

Via paved and gravelled driveway to front leading to integral garage with lawned fore garden to side with step up to porch.

Porch

Obscured double glazed windows to front and side incorporating double glazed sliding door, tiled flooring and main entrance door opening into:

Reception hallway

Obscured double glazed main entrance door to front, central heating radiator, stairs rising to first floor accommodation, timber effect laminate flooring and door opening into:

Lounge 11'1" x 15'1" (3.4 x 4.6)

Double glazed bow window to front, central heating radiator, feature decorative fire surround and hearth with inset living flame gas fire, built in under stairs store cupboard, timber effect laminate flooring and door to rear opening to kitchen diner.



Kitchen diner 14'5" x 8'6" (4.4 x 2.6)

Double glazed windows to rear, central heating radiator, range of wall mounted and base units with roll top work surface over incorporating sink, drainer and mixer tap over, space and fittings for gas cooker, space and plumbing for washing machine, wall mounted Ideal boiler, tiling to splashback areas and double glazed door giving access to garden.

First floor landing

Double glazed window to side, access to loft space via hatch, built in store cupboard and doors leading to three bedrooms and house bathroom.

Bedroom one 14'1" max x 8'2" (4.3 max x 2.5)

Double glazed window to front, central heating radiator, range of mirrored fitted wardrobes, timber effect laminate flooring.

Bedroom two 8'2" x 9'10" (2.5 x 3.0)

Double glazed window to rear, central heating radiator, wood effect laminate flooring.

Bedroom three 5'10" max x 9'2" max (1.8 max x 2.8 max)

Double glazed window to front, central heating radiator, built in over stairs wardrobe.

House bathroom 5'10" x 5'6" (1.8 x 1.7)

Obscured double glazed window to rear, central heating radiator, coloured suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level w.c., floor to ceiling tiling.

Garage 8'2" x 18'4" (2.5 x 5.6)

Having metal up and over door to front, pitched roof offering additional store space and obscured hardwood glazed door to rear to garden.

Rear garden

Having feature paved patio area with side access to gate leading to front, further pathway leading to timber built garden shed, the garden is laid mainly to lawn with borders housing a variety of plants and shrubs with timber fencing to enclose.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide

the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 25% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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